

Date: [Insert Date]

To: [Client Name(s)]

Property Address: [Insert Property Address]

DISCLOSURE AND CONSENT TO DUAL REPRESENTATION

This letter serves to inform you that [Name of Real Estate Brokerage/Agent] (the "Broker") has been asked to represent both the Buyer and the Seller in the real estate transaction for the property listed above.

Understanding Dual Representation:

Dual representation occurs when the same brokerage represents both parties in a single transaction. In this situation, the Broker owes a duty of loyalty and confidentiality to both the Buyer and the Seller. Consequently, the Broker cannot provide the same level of undivided loyalty or advocacy that would be provided in a single-agency relationship.

Broker Duties and Limitations:

- The Broker will treat both parties honestly and impartially.
- The Broker will disclose all material facts regarding the property to both parties.
- The Broker will not disclose confidential information (such as the highest price a buyer will pay or the lowest price a seller will accept) without written permission.
- The Broker cannot advocate for one party to the detriment of the other.

Consent:

By signing below, you acknowledge that you have read this disclosure, understand the implications of dual representation, and voluntarily consent to the Broker representing both parties in this transaction. You understand that you have the right to seek independent legal or professional advice before signing this waiver.

Client Signature (Buyer/Seller)

Client Name (Printed)

Date

Broker/Agent Signature

Date